

HOUSING AUTHORITY OF THE COUNTY OF MORRIS
MINUTES OF THE REGULAR MEETING
February 11, 2021

TIME: 6:00 P.M.

PLACE: Zoom Meeting, Meeting ID: 896 7651 7488, Passcode: 561253

CALL TO ORDER: Chairman Poli called the meeting to order at 6:01 P.M.

ROLL CALL: Chairman Poli requested that the roll be called.

PRESENT

Chairman Poli
Vice Chairman Zaccone
Commissioner Feyl
Commissioner Hall
Commissioner Meringolo
Commissioner Ullah

ABSENT

Also attending meeting via conference call:

Katharine A. Coffey, Day Pitney LLP
Kelly A. Stephens, Executive Director
Gina Bozzi, Finance Manager
Hope Summerset, Social Service Administrator
Barbara Anderson, Tenant
Alexis Somers, SOS
Pat Bomus, SOS
Anna Masker, SOS
Jim and Teresa LaSala, Denville Sunrise Rotary Club
Patricia Agliata, Rotary Club of Denville

Gina Bozzi read adequate notice to the public.

I hereby announce and state that adequate notice of this meeting being held on this eleventh day of February 2021 was provided by the Executive Director of the Housing Authority of the County of Morris by preparing a notice specifying the time, date and place of this meeting. Posting such notice on the bulletin board at Morris Mews Housing Project, the Housing Authority website and filing said notice with the Clerk and the Daily Record, which was published in the Daily Record. I hereby hand a copy of such notice to the Executive Director of the Housing Authority of the County of Morris for inclusion in the minutes of this meeting, all of the above in accordance with N.J.S.A. 10:4-6 et.seq. "Open Public Meetings Act."

Resolution 2021 - 4 – A motion was made by Commissioner Hall and seconded by Commissioner Meringolo extending their Appreciation to the Denville Sunrise Rotary

Club and the Rotary Club of Denville for their Refurbishment of the Peer Place Basketball Court. Teresa and Jim LaSala and Patricia Agliata were present and spoke about the project.

AYES

ABSTAIN

NAYS

Chairman Poli
Vice Chairman Zaccone
Commissioner Feyl
Commissioner Hall
Commissioner Meringolo
Commissioner Ullah

Chairman Poli declared said motion carried.

Resolution 2021 - 5 – A motion was made by Commissioner Hall and seconded by Commissioner Meringolo extending their Appreciation to Supporting our Seniors (SOS) for all their efforts to the tenants at Pleasant View Village. A short video was played for the Board with pictures of all the events over the past eleven months. Alexis Somers, Pat Bomus and Anna Masker of Supporting our Seniors were present and spoke about the everlasting memories and friendships they have created with the residents of Pleasant View Village.

AYES

ABSTAIN

NAYS

Chairman Poli
Vice Chairman Zaccone
Commissioner Feyl
Commissioner Hall
Commissioner Meringolo
Commissioner Ullah

Chairman Poli declared said motion carried.

Meeting open to public: 6:23PM

Barbara Anderson, tenant of India Brook Village, would like to know the water source for the complex. Executive Director Kelly A. Stephens told Ms. Anderson that she would get the information for her.

Correspondence: An email was sent to our Public Housing Department from the son of an applicant, thanking them for all the assistance they provided in the move-in of his mother and making a difference in people's lives. Executive Director Stephens sent a thank you letter to Mayor Puzio of Rockaway for his donation of antibacterial wipes for the tenants at Pleasant View Village, which were distributed the day of testing. He replied that Rockaway Township is always available for anything the Housing Authority needs.

Regular Minutes – A motion was made by Commissioner Meringolo seconded by Commissioner Hall Approving the Regular Minutes for January 14, 2021. The following votes were cast:

AYES

Chairman Poli
Vice Chairman Zaccone
Commissioner Feyl
Commissioner Hall
Commissioner Meringolo
Commissioner Ullah

ABSTAIN

NAYS

Chairman Poli declared said motion carried.

Committee Report – None at this time.

Chairman Report – Chairman Poli established the new committees for 2021.

Finance, Budget & Audit

Zaccone
Hall
Meringolo

Personnel

Poli
Hall
Feyl

Public Relations

Poli
Zaccone
Ullah

Projects, Leasing & Rehab

Poli
Meringolo
Ullah

Executive Director Report –The maintenance staff have been working non-stop on snow removal and considering the amount of snow we got, the Housing Authority faired pretty well. Only one reported slip and fall. We had several cars that were abandoned on the hill at Peer Place and the plow could not get through. We called several towing companies, however, since it was private property, no one would come without a contract. The Housing Authority will need to look into having a contract with a towing company.

The Housing Authority had eight (8) positive cases of COVID at Pleasant View Village therefore, we conducted an on site testing site on February 5th. Subsequently, we had 3 additional positive cases from that testing site.

The Housing Authority hosted its first vaccination clinic today at Morris Mews. Zufall administered the vaccines to 85 people and the Morris Township Health Department sent three volunteers to assist with the day’s events. Hope Summerset and Cristina Cortez worked diligently the last week to gather the paperwork and ID cards, which seemed to make the day go seamlessly. In addition, many of the staff have received their first and/or second vaccinations.

The Housing Authority started using a new notification system called ‘Text-Em All’ which enables us to call and text our tenants within minutes with a message. Tenants have the ability to opt out, however, they could be missing information. It also saves the Housing Authority manpower from making the calls and money on paper.

The Housing Authority is going out to bid for the following: Green Pond Village and Bennet Avenue Playgrounds, Congregate Air Conditioning and the Pleasant View Village Roof and Exhaust. We filed a claim with the insurance company (JIF) for the caving of a ceiling in one of the outer offices. The first meeting for negotiations is set for April 22nd with the Union and Labor Relations.

Schedule of Payments – Finance Manager Gina Bozzi explained the Financial Statements. A motion was made by Commissioner Hall and seconded by Commissioner Meringolo Approving the Schedule of Payments for February 11, 2021. The following votes were cast:

<u>AYES</u>	<u>ABSTAIN</u>	<u>NAYS</u>
Chairman Poli		
Vice Chairman Zaccone		
Commissioner Feyl		
Commissioner Hall		
Commissioner Meringolo		
Commissioner Ullah		

Chairman Poli declared said motion carried.

Resolution 2021 – 6 – A motion was made by Commissioner Hall and seconded by Commissioner Meringolo Authorizing the Disposal of a Vehicle. The following votes were cast:

<u>AYES</u>	<u>ABSTAIN</u>	<u>NAYS</u>
Chairman Poli		
Vice Chairman Zaccone		
Commissioner Feyl		
Commissioner Hall		
Commissioner Meringolo		
Commissioner Ullah		

Chairman Poli declared said motion carried.

Legal Update

Day Pitney provided assistance to the Authority with the sale of a property at the Bennett Avenue Condos to ensure the affordability measures remained intact. They also reviewed advertising for upcoming bids and work on collection, eviction and an unemployment matter. Day Pitney advised on NJ state law regarding a tenant who is constantly videotaping staff. Kate Coffey reached out to the attorney for Rockaway Township for the excess land, who will follow up with the governing body. At the same time, the planning consultant for Rockaway Township reached out to the Housing Authority, looking for information on Pleasant View Village and Green Pond Village. Executive Director Stephens seized this opportunity to explain about the property and the possibility of developing additional affordable units. She brought Kate Coffey into the conversation and the planning consultant will relay the information to the governing body as well.

New Business

Executive Director Stephens congratulated Commissioner Ullah for completing her Rutgers Commissioner classes. Rutgers sent her certification to the Housing Authority which we will forward to Commissioner Ullah.

Old Business

None

Adjournment

Meeting adjourned at 6:52PM.

3/11/2021

Date Adopted



Kelly A. Stephens, Director/Secretary